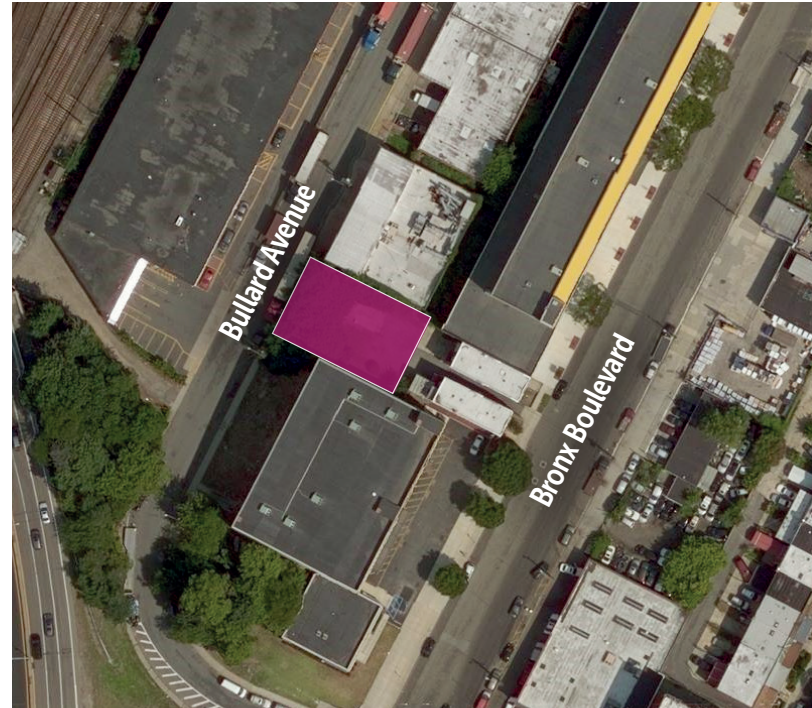


# 4322-4324 BULLARD AVENUE, BRONX, NY 10466

Vacant Industrial Lot with Approved Plans for New Warehouse **FOR SALE**



PROPOSED RENDERING



**M1-1**

Zoning

**8,143**

Proposed Gross Building Sq. Ft.

**4,501**

Lot Size

**WAKEFIELD**

Neighborhood

## PROPERTY INFORMATION

\* ALL SQ. FT. ARE APPROXIMATE

Block / Lot	5033 / 55, 56
Lot Dimensions	50' x 90.01'
Lot Sq. Ft.	4,501
Zoning	M1-1
FAR	1.00
Community Facility FAR	2.40
Buildable Sq. Ft. (as-of-right)	4,501
Community Facility Buildable Sq.Ft.	10,801
Proposed Gross Building Sq. Ft.	8,143
Tax Class	4
Assessment (22/23)	\$84,690
Real Estate Taxes (22/23)	\$9,108

## PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 4322-4324 Bullard Avenue, a vacant lot located on the east side of Bullard Avenue, between East 236th Street & East 237th Street in the Wakefield section of the Bronx.

The subject lot is 4,501 SF with 50' of frontage on Bullard Avenue. The M1-1 zoning (FAR: 1.0 on the as-of-right and 2.4 with Community Facility) allows for 4,501 and 10,801 buildable square feet, respectively. Current ownership has approved plans in place for an 8,143 gross square foot building & the site qualifies for an ICAP tax abatement. The site also has an easement with the adjacent rear lots on Bronx Blvd, allowing for car/truck access from the rear of the subject lot.

4322-4324 Bullard Avenue is in a densely populated area of the North Bronx. Transportation throughout the Bronx, Westchester, New Jersey, Long Island, and the greater NYC area is provided by the Bronx River Parkway and the Major Deegan Expressway which are within a half-mile of the property. Easy access to the Tri-State area makes this asset strategically located for a last-mile distribution facility for both investors and owner-users alike. Nearby public transportation options include several bus lines (Bx16 & Bx39), the Woodlawn Bridge Metro-North station, and the 2/5 trains at the Nereid Avenue station.

4322-4324 Bullard Avenue represents an outstanding opportunity in a rapidly up and coming Bronx neighborhood. Please contact our sales team for more information.

**ASKING PRICE: \$1,500,000**

**212.544.9500**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Jason M. Gold x22**  
jgold@arielpa.com

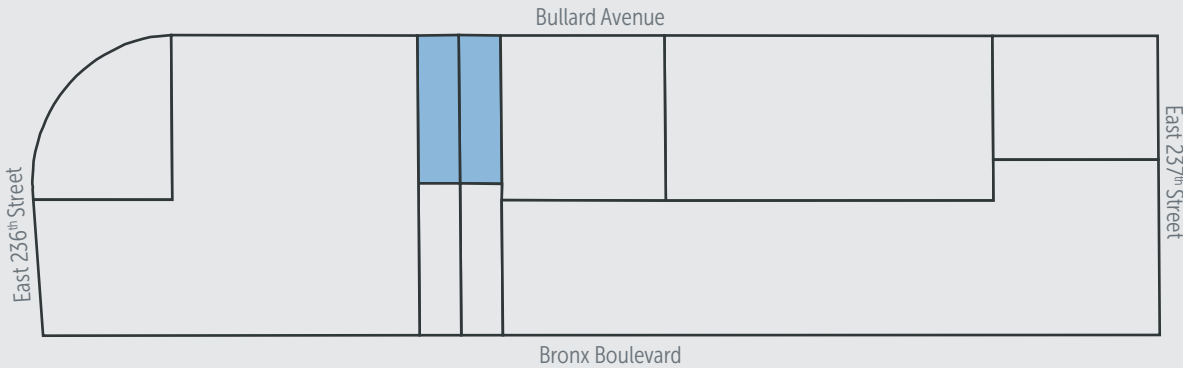
**Matthew Swerdlow x56**  
mswerdlow@arielpa.com

# 4322-4324 BULLARD AVENUE, BRONX, NY 10466

Vacant Industrial Lot with Approved Plans for New Warehouse **FOR SALE**



Located on the east side of Bullard Avenue, between East 236th Street & East 237th Street in the Wakefield section of the Bronx

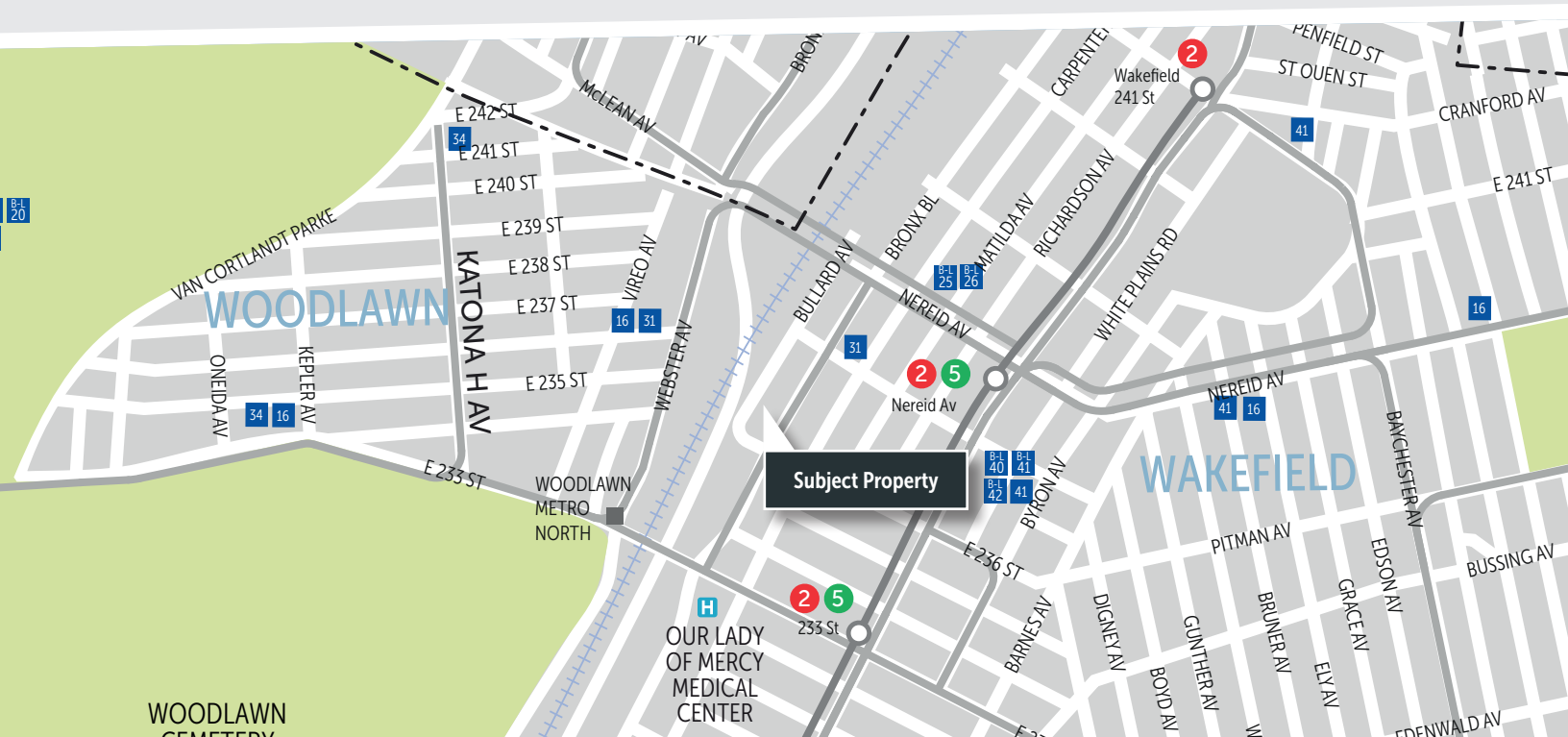


**5033**  
Block

**55, 56**  
Lot

**50' X 90.01'**  
Lot Dimensions

**4,501**  
Lot Sq. Ft.



**ASKING PRICE: \$1,500,000**

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 21 July 2022 6:53 pm